

District of Columbia Government Center
Minnesota Avenue and Benning Road, NE

Office of Property Management
Parsons Transportation Group

Site Isometric View



Proposed Development

- Parking garage
- Office Building for DOES
- Office Building for DHS
- Future office building

Goals of the Project

- Revitalize the Downtown Ward 7 commercial district
- Improve business and physical environment
- Increase pedestrian activity
- Generate more retail sales
- Encourage investment and reinvestment
- Create jobs
- Encourage use of Metro
- Attract employee homebuyers to the neighborhood

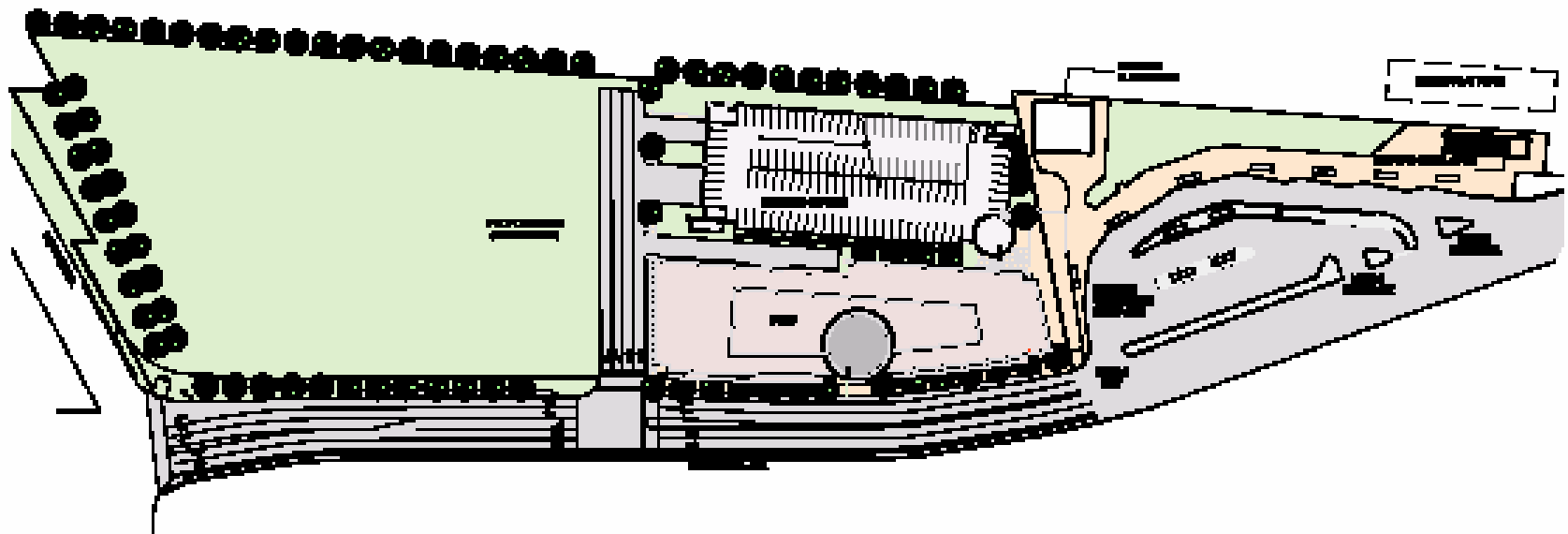
Funding Sources

- Parking garage and site access funded by District
- DOES Building funded from sale of 500 C Street, NW, to Newseum
- DHS Building to be funded by private developer
 - Lease with Purchase Option or
 - Self-Amortizing Lease

Land Acquisition

- WMATA parcel acquired in December 2001 for \$788,262 (7.8 acres)
- 4030 Minnesota Ave., NE, acquired from Thompson's Glass
- 4012 Minnesota Ave., NE, acquired through foreclosure auction
- Remaining parcels to be acquired through negotiated sale or eminent domain
- Relocation assistance will be provided to residents and tenants

Master Plan



MASTER PLAN

GOVERNMENT CENTER
MINNESOTA AVENUE & HENNEPIN ROAD

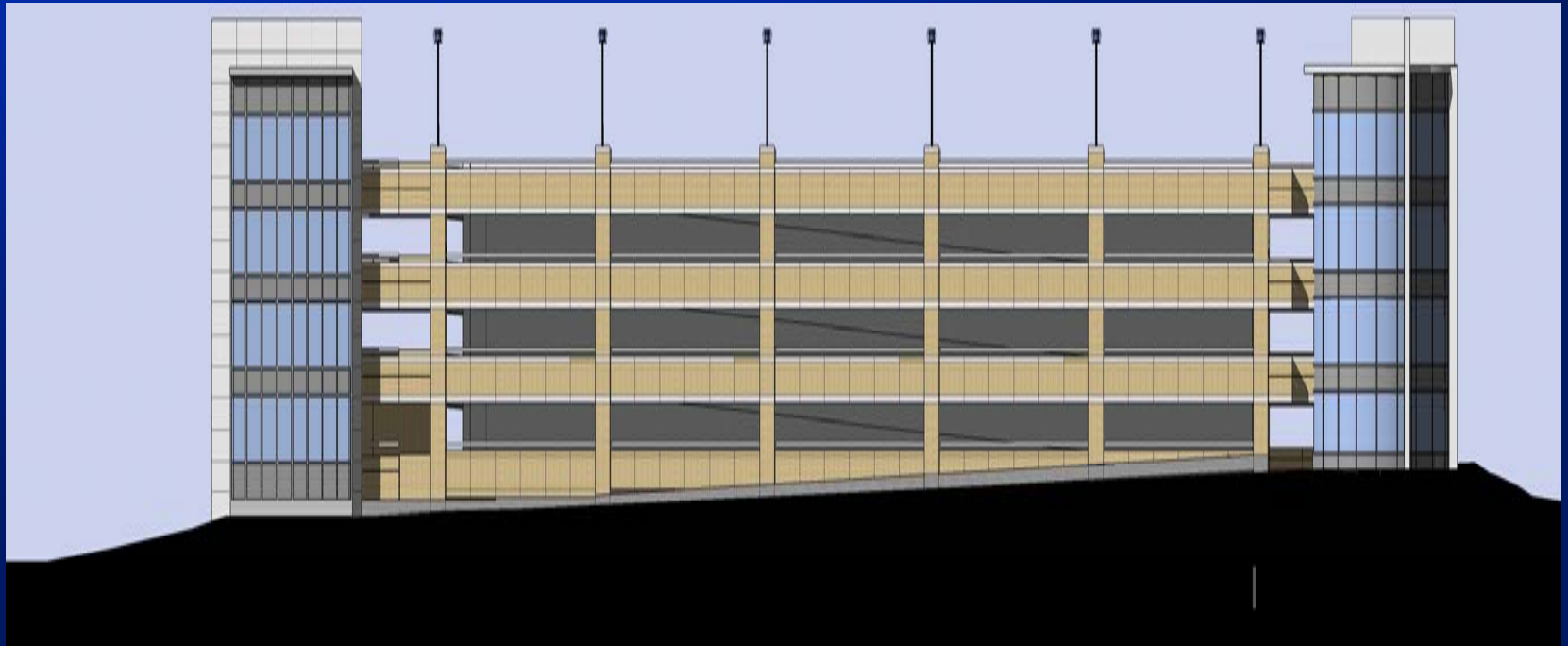
PREPARED BY
CONVULSION & PARTNERS

OCTOBER 29, 2004

Parking Garage

- 4-story structure
- Replaces existing surface parking
 - 356 replacement spaces for Metro
 - 112 additional spaces for District use
- Adjacent to Metro Station
- No planned physical changes to the Metro Station
- Parking for the Metrorail patrons will be maintained at all times

Parking Garage South Elevation



DOES Building

- 5-story building
- 225,000 square feet of floor space
- Ground floor retail
- One-Stop Employment Center
- Underground parking in the building
- Adjacent to Minnesota Avenue and Metro Station

DOES Building South Elevation



DOES Building East & West Elevations



DHS Building

- 5-story building
- 125,000 square feet of floor space
- Ground floor retail
- Underground parking within building
- RFP to be issued for design and construction

Traffic

- Proposed Improvements
 - Widen Minnesota Avenue between Benning Road and Metro station
 - Add center turn lane
 - Add parking lane
 - Add traffic signal at entrance to Government Center
 - Improve traffic signal timing
- Proposed improvements will mitigate traffic impacts so that peak hour level of service at Minnesota-Benning intersection remains the same.

Project Status

- Parking Garage

Finalizing design. Construction to start in spring and be complete at end of 2005.

- DOES Building

Under design. Construction to start at end of 2005 and be complete in summer 2007.

- DHS Building

Plan to issue RFP for development in early 2005. Construction to be complete in late 2007.